

# 10 CROW CANYON COURT SAN RAMON, CALIFORNIA

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**FOR SALE: 5,593±SF FREE STANDING MULTI-TENANT OFFICE BUILDING**



The information contained herein is based on estimates and assumptions and is presented for illustration purposes only. No representations, warranties or guarantees of any kind are made.

**10 Crow Canyon Court** in San Ramon is a free standing, 2-story office building that totals  $\pm 5,593$ RSF. The property is fully leased to four separate tenants. The building is part of a 21 building project known as Crow Canyon Office Park. The peaceful location of the building is further enhanced by the beautiful surrounding redwood trees. This asset is a rare opportunity to own a part of this highly desired San Ramon neighborhood.

#### INVESTMENT SUMMARY

PRICE	\$1,868,000.00
PRICE/SF	\$334/SF
EXPECTED NOI (2021)	\$93,698.00
GROSS SCHED. INCOME (2021)	\$143,212.00
PROPERTY TYPE	OFFICE



#### EXCLUSIVE AGENT:

**SIMON VOGT**

PRINCIPAL | LIC.ID#01879314

svogt@lee-associates.com

Office: (925) 737-4157

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## PROPERTY OVERVIEW

<b>ADDRESS:</b>	10 Crow Canyon Court, San Ramon
<b>NEAREST INTERSECTION:</b>	Crow Canyon Road
<b>PARCEL NUMBER:</b>	208-490-020-4
<b>METRO MARKET:</b>	San Francisco, East Bay, California
<b>PROPERTY TYPE:</b>	Office Building
<b>BUILDING SIZE:</b>	5,593±SF
<b>YEAR BUILT:</b>	1982
<b>ROOF:</b>	Flat and portions pitched wooden shake
<b>BUILDING FRAME:</b>	Wood Frame
<b>HVAC:</b>	Roof mounted package units
<b>NUMBER OF STORIES:</b>	Two (2)
<b>PROPERTY ZONING:</b>	Crow Canyon Specific Plan (CCSP)
<b>ZONING MUNICIPALITY:</b>	City of San Ramon
<b>DISTANCE FROM HWYS/FWYS:</b>	0.9± Miles
<b>CURRENT TENANCY:</b>	Multi-Tenant Office
<b>OCCUPANCY:</b>	100% (four suites)
<b>FIRE LIFE SAFETY:</b>	Sprinklered



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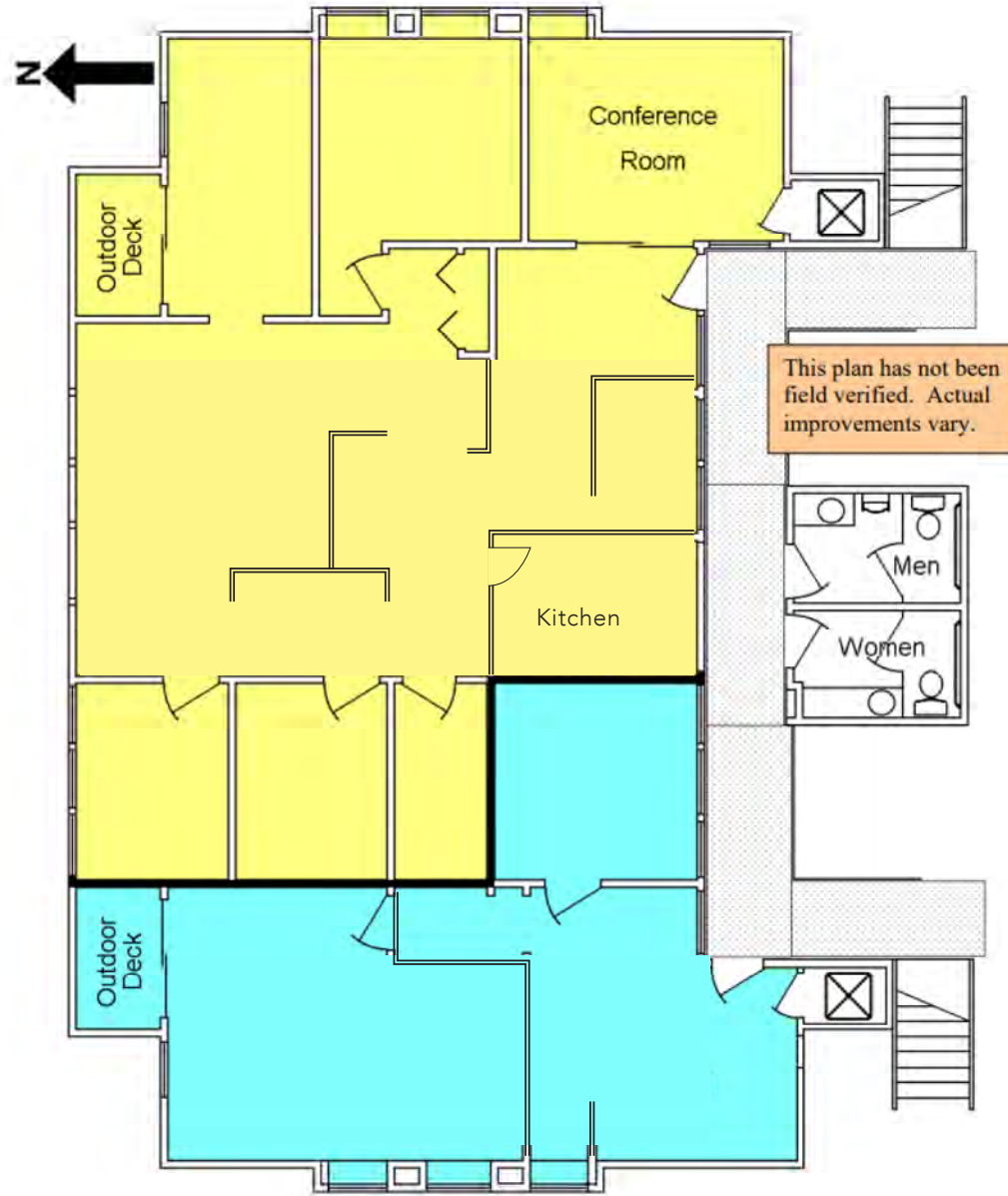
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FLOORPLANS - FIRST FLOOR



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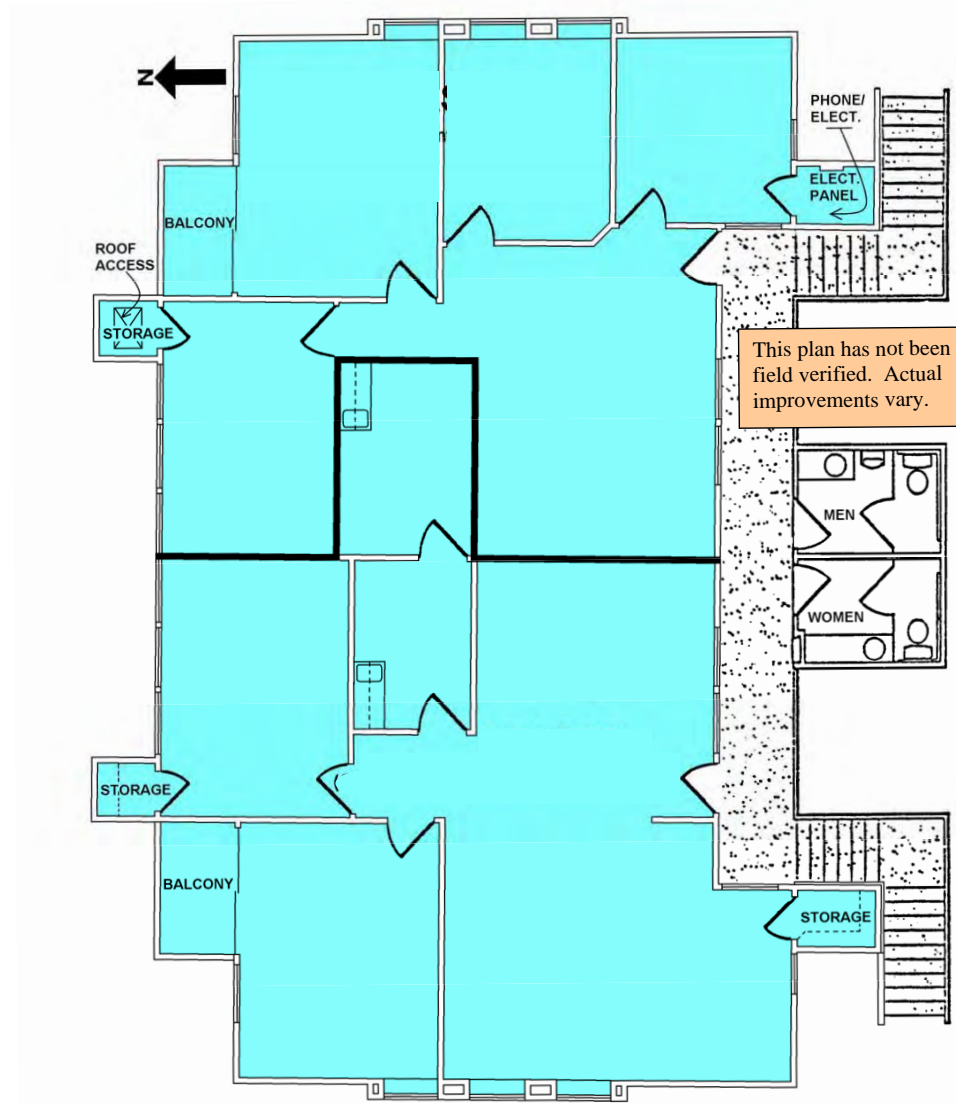
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\*floorplans not to scale

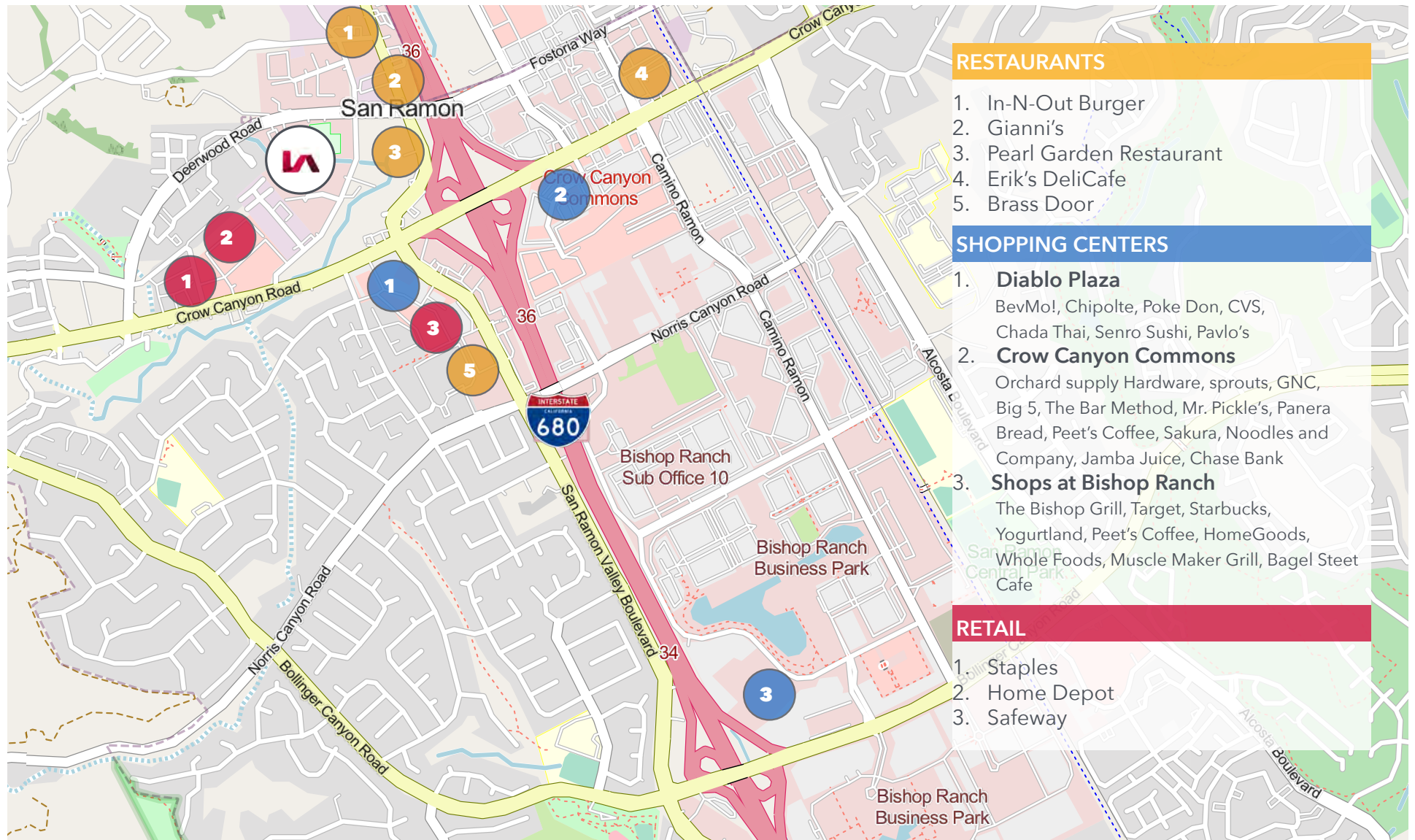
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FLOORPLANS - SECOND FLOOR



\*floorplans not to scale



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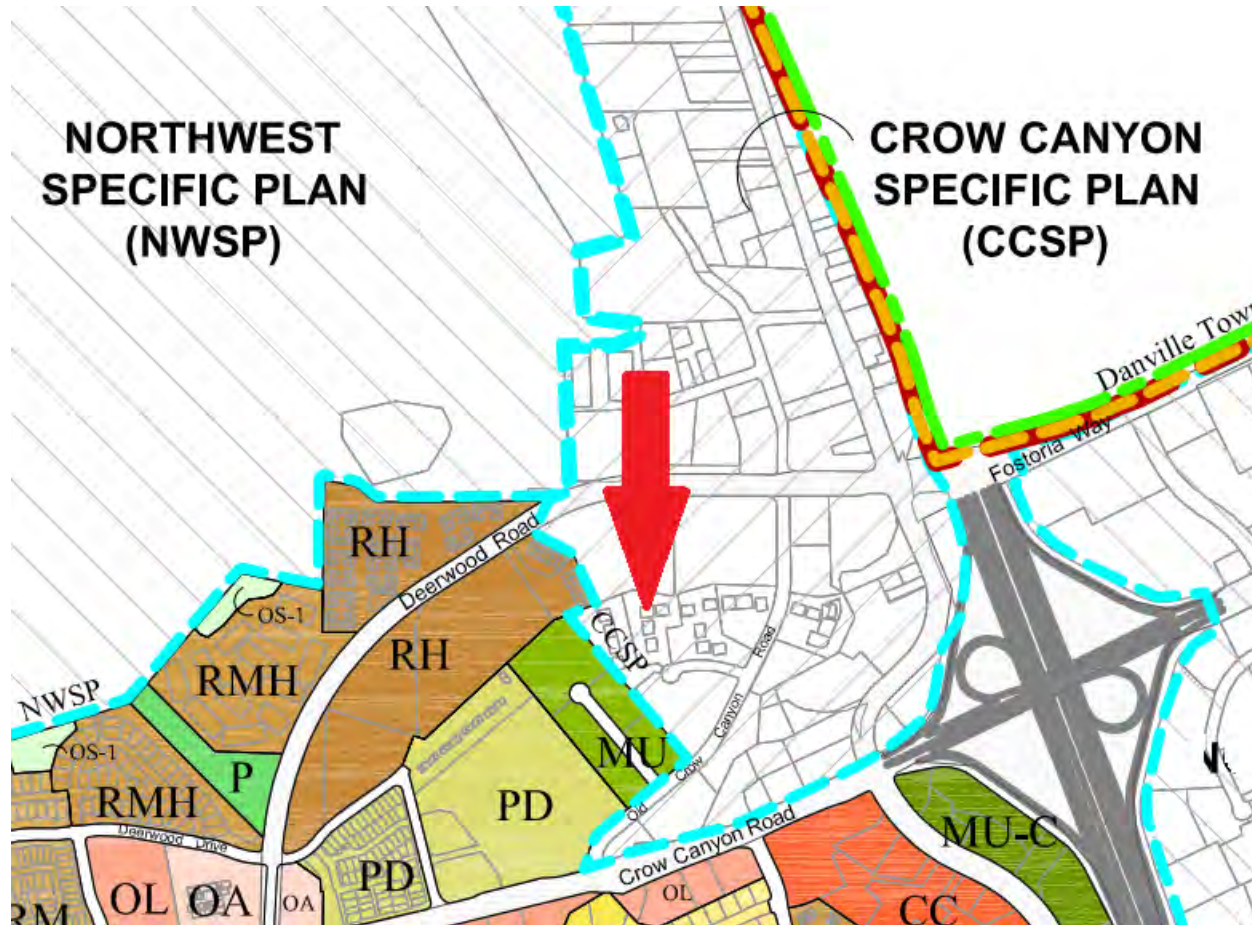
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ZONING MAP



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